

December 16, 2003 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SN0151

Charter Colony Senior Assoc., L.P.

Midlothian Magisterial District
Northwest quadrant of Woolridge and Coalfield Roads

REQUEST: Amendment to Conditional Use Planned Development (Case 94SN0138) to permit exceptions to Multifamily Residential (R-MF) District standards.

PROPOSED LAND USE:

An age-restricted apartment development consisting of approximately 113 units is proposed. Exceptions to Multifamily Residential (R-MF) standards relative to units per floor, recreation, parking and access provisions are requested.

RECOMMENDATION

- I. Recommend approval of the exceptions to units per floor, recreation and parking provisions. Recommend acceptance of Proffered Condition 1. This recommendation is made for the following reasons:
 - A. The requested exceptions to the number of dwelling units per floor and minimum recreational acreage provisions are appropriate given that this development has been proffered as an age-restricted community.
 - B. The requested parking space exception should ensure provision of an adequate number of parking spaces, consistent with similar age-restricted projects.
- II. Recommend denial of the exception to access provisions. Recommend that Proffered Condition 2 not be accepted. This recommendation is made for the following reason:

The application fails to provide sufficient information to support relief to the provision of a second means of public access to the property.

- (NOTES: A. CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.
- B. IT SHOULD BE NOTED THAT THE PROFFERED CONDITIONS WERE NOT SUBMITTED AT LEAST THIRTY (30) DAYS PRIOR TO THE COMMISSION'S PUBLIC HEARING PER THE "SUGGESTED PRACTICES AND PROCEDURES." THE "PROCEDURES" SUGGEST THAT THE CASE SHOULD BE DEFERRED IF REPRESENTATIVES FROM THE AFFECTED NEIGHBORHOOD(S), STAFF AND THE COMMISSIONERS HAVE NOT HAD SUFFICIENT TIME TO EVALUATE THE AMENDMENTS. STAFF HAS HAD AN OPPORTUNITY TO THOROUGHLY REVIEW THESE PROFFERS.)

CONDITION

The following exceptions to the Multifamily Residential (R-MF) District requirements of the Zoning Ordinance shall apply to multifamily development on the subject property:

- A. Dwelling units. There shall be no maximum number of units permitted on any one (1) floor level of a building.
- B. Recreation area required. There shall be no minimum acreage provision for recreational facilities.

(Note: Section 19-111(f) requires the provision of sidewalks for multifamily development. The exact location and design will be reviewed during the site plan review process.)

- C. Parking. Parking shall be provided at a ratio of 1.2 spaces per dwelling unit. (P)

(Note: This condition is in addition to the requirements of Case 94SN0138 Textual Statement for Tract 2, Item 4, for the subject property only.)

PROFFERED CONDITIONS

1. Except as otherwise prohibited by the Virginia Fair Housing Law, the Federal Housing Law, and such other applicable federal, state, or local legal requirements, dwelling units shall be restricted to "housing for older persons" as defined in the Virginia Fair Housing Law and shall have no persons under 19 years of age domiciled therein. (B & M)

2. Emergency Access. In lieu of a second public access, an emergency access shall be provided from Woolridge Road to the site prior to occupancy of more than fifty (50) units. The location, design and maintenance of this emergency access shall be reviewed and approved by the Fire Department in conjunction with site plan approval. (F)

GENERAL INFORMATION

Location:

Northwest quadrant of Woolridge and Coalfield Roads. Tax ID 726-702-Part of 9236 (Sheet 5).

Existing Zoning:

R-7 with Conditional Use Planned Development

Size:

8.1 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - R-15; Public/semi-public (Church)

South - A and R-9 with Conditional Use Planned Development: Public/semi-public (YMCA) or vacant

East - O-2; Vacant

West - R-15; Public/semi-public (Midlothian High School)

UTILITIES AND ENVIRONMENTAL

This request will have no impact on these facilities.

PUBLIC FACILITIES

The need for fire, school, library, park and transportation facilities is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program. This application will not result in a net increase in the number of dwelling units. Consequently, there will be no net increase in the impact on capital facilities.

Fire Service:

The Zoning Ordinance requires the construction of a second public access prior to the occupancy of more than fifty (50) units. This application proposes provision of a restricted second access to Woolridge Road (Proffered Condition 2). To provide adequate access spacing along Woolridge and Coalfield Roads, the Transportation Department has recommended that access to Coalfield Road be located at the northern property line and that access to Woolridge Road be located at the western property line. Due to the topography, construction of a public access to Woolridge Road at this western location may be difficult. The application has failed to provide documentation that indicates a second full access point is not possible on Woolridge Road. The Fire Department could accept the use of the proposed emergency access for this development provided no other alternative exists. However, the application fails to provide sufficient information to support relief to the provision of a second means of public access to the property.

Parks and Recreation:

As an age-restricted development, the Parks and Recreation Department is supportive of eliminating the typical recreational facilities required in a multifamily development. Pedestrian walkways outside the facility and community space inside the facility would provide alternative recreational space more suited to this age group.

Transportation:

The applicant is requesting several exceptions to Multifamily Residential (R-MF) standards, including an exception to the requirement for a second public road access with any development of more than fifty (50) units.

The property is located in the northwest corner of the Woolridge Road/Coalfield Road intersection. This intersection is controlled by a traffic signal. Both Woolridge and Coalfield Roads are identified on the Thoroughfare Plan as major arterials. In order to provide adequate access spacing (approximately 500 feet) along these major arterials, access from the property to Woolridge Road should be located at the western property line, and to Coalfield Road should be located at the northern property line. Due to the topography along the western part of the property, constructing an access to Woolridge Road at the western property line would be very difficult. For this reason, the applicant is requesting an exception to the Ordinance requirement for a second public road access, and is offering to provide an emergency access only to Woolridge Road. Because it will not be accessible by the public, staff supports an access, limited to emergency use only, to Woolridge Road closer to the Woolridge Road/Coalfield Road intersection.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Midlothian Area Community Plan which suggests the property is appropriate for office, medium-density housing (7 to 14 units per acre), personal services and community facilities that provide transition to the Midlothian Village area.

Area Development Trends:

Properties to the north, west and southeast are developed for public/semi-public uses (church, Midlothian High School and YMCA). Property to the east is zoned Corporate Office and is currently vacant. Property to the south is zoned Residential (R-9) with Conditional Use Planned Development as part of the Charter Colony project and is currently vacant. Located at the northeastern edge of properties zoned as part of the Charter Colony development, the request property represents an infill property surrounded by existing agricultural, single family residential and public/semi-public uses. It is anticipated that any redevelopment of properties located to the north would incorporate uses that provide appropriate transition to the Midlothian Village area, as suggested by the Plan.

Zoning History:

On March 26, 1980, the Board of Supervisors, upon a favorable recommendation from the Planning Commission, approved rezoning from Agricultural (A) to Residential (R-15) and Residential Townhouse (R-TH) with Conditional Use and Conditional Use Planned Development to allow a mix of residential types and densities and other use and bulk exceptions on an 890 acre tract (Case 78S170). This case incorporated the request site.

On August 24, 1994, the Board of Supervisors, upon a favorable recommendation from the Planning Commission, approved rezoning from Residential (R-15) and Residential Townhouse (R-TH) to Residential (R-9) and Community Business (C-3) with Conditional Use Planned Development to permit use and bulk exceptions on an 822 acre tract (Case 94SN0138). A mixed use development to include residential, office, commercial and public/semi-public uses was proposed. This case incorporated the request site, which was approved as part of Tract 2. Tract 2 permits multifamily, townhouse, office and limited commercial uses.

Site Design:

This request would amend the Textual Statement for Tract 2, Item 4 of Case 94SN0138 for Multifamily Residential (R-MF) development. Specifically, with the exception of density, which is permitted at fourteen (14) units to the acre, multifamily development must comply with the Ordinance requirements for Multifamily Residential (R-MF)

Districts. Exceptions are requested to standards that affect the number of units per floor and recreational and parking provisions. Exceptions to access requirements are discussed within the Fire Department section of this report.

Dwelling Units:

Currently, the Ordinance limits the number of units on any one (1) floor to ten (10) for multifamily development. The purpose of this requirement is to avoid buildings having large, bulky masses that may overcrowd the development. The Ordinance permits a maximum building height of six (6) stories or seventy (70) feet, whichever is less. The applicant is requesting that this limitation be lifted (Condition). As an age-restricted development limited to 113 units, the provision of additional housing units at lower building levels is appropriate.

Recreation:

Currently, the Ordinance requires that not less than ten (10) percent of the gross acreage of a multifamily project be devoted to recreational use, with a minimum provision of 1.5 acres. The applicant is requesting that this requirement be eliminated (Condition). With the deletion of this minimum acreage requirement, the Ordinance will continue to require the provision of sidewalks for multifamily development. The exact location and design will be reviewed during the site plan review process. As an age-restricted development, the provision of passive recreation in the form of sidewalks would be appropriate in lieu of active recreational spaces.

Parking:

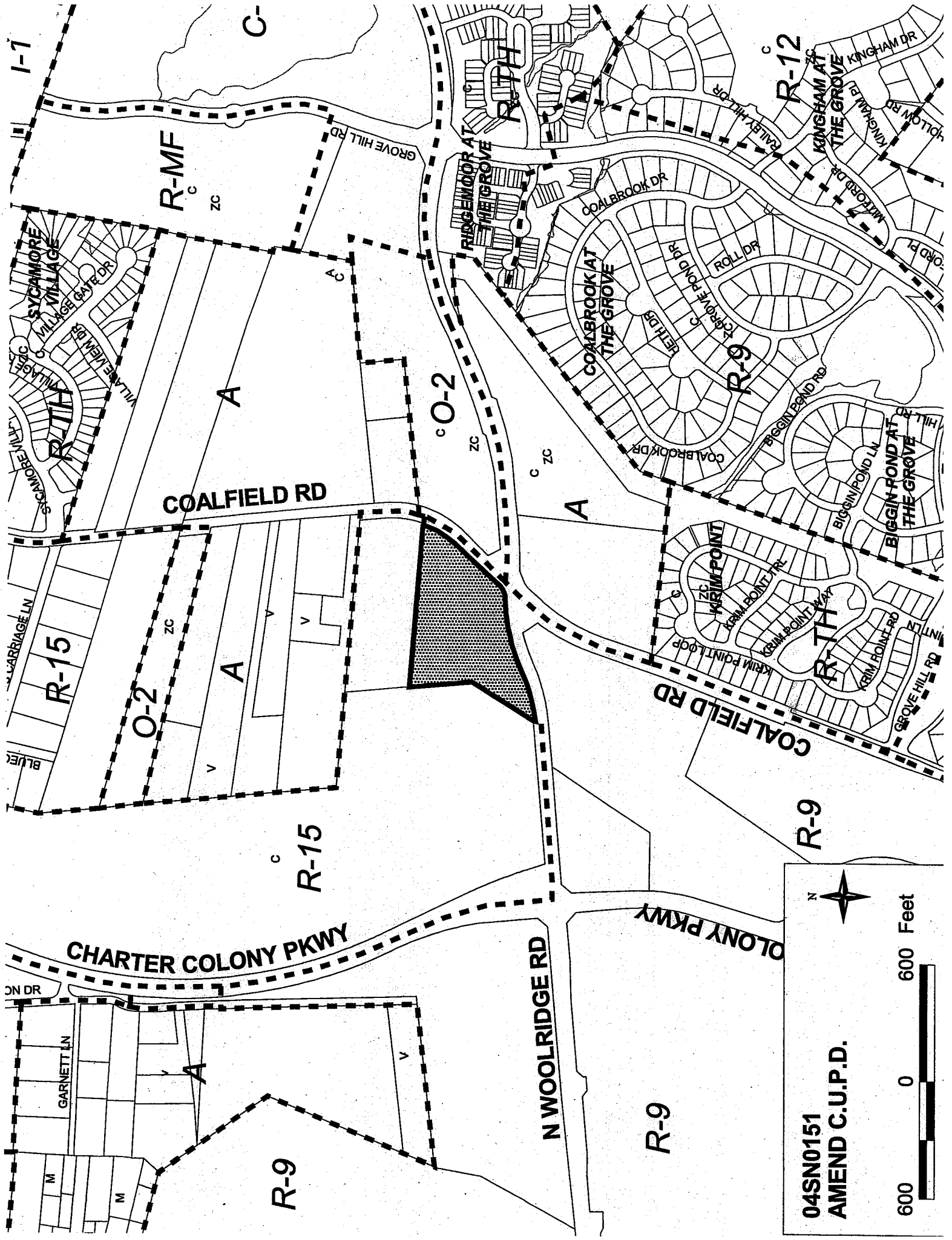
The Zoning Ordinance requires the provision of two (2) off-street parking spaces for each residential dwelling unit. An exception is sought to permit 1.2 parking spaces for each dwelling unit. Although some residents of this facility may not drive, parking provisions must also accommodate visitors and employees of the development. Based upon staff's experience with age-restricted projects, the requested reduction should accommodate both resident and non-resident parking needs.

CONCLUSIONS

The requested exceptions to the number of dwelling units per floor and minimum recreational acreage provisions are appropriate given that this development has been proffered as an age-restricted community. The requested parking space exception should ensure provision of an adequate number of parking spaces, consistent with similar age-restricted projects. Given these considerations, staff recommends approval of these exceptions and the acceptance of Proffered Condition 1.

The application fails to provide sufficient information to support relief to the provision of a second means of public access to the property. Staff is recommending denial of the relief to

access requirement and that Proffered Condition 2, addressing the provision of an emergency access, not be accepted.



04SN0151
AMEND C.U.P.D.



